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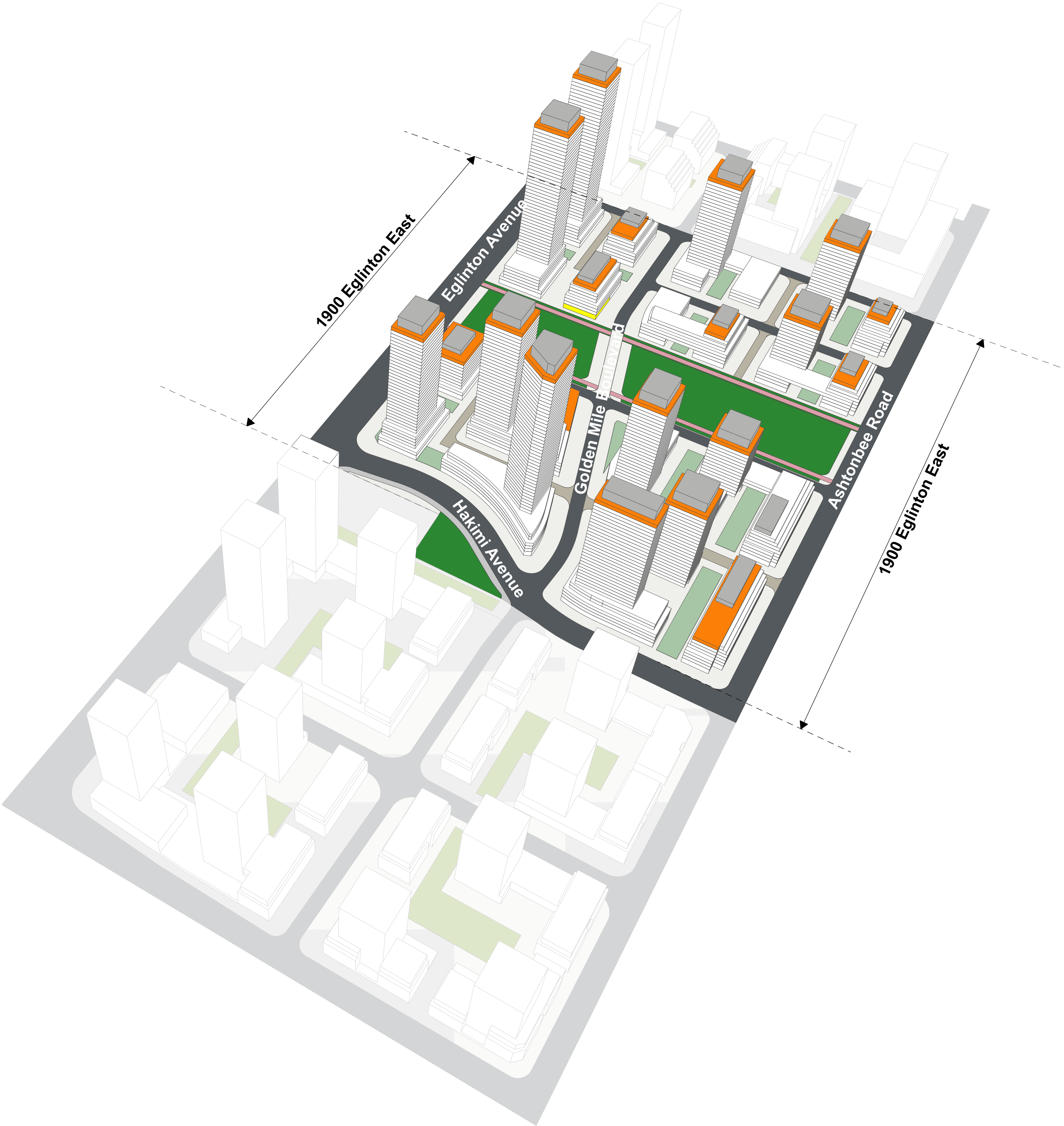


1900 Eglinton Avenue East
Official Plan Amendment - Without Prejudice & Confidential

April 07, 2022

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SW view

- Parks
- Pops
- Indoor Amenity
- Potential Community Service Facility
- MPH

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3	REISSUED FOR OFFICIAL PLAN AMENDMENT [WITHOUT PREJUDICE & CONFIDENTIAL]	FEB 15, 2022
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SW View - GMB update

21818

2022-04-07

A-0.1



NW view

- Parks
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NW View - GMB update

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NE view

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NE View - GMB update

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2022-04-07

A-0.3



SE view

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SE View - GMB update

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2022-04-07

1900 EGLINTON, GOLDEN MILE, TORONTO

BLOCKS	BLOCK FOOTPRINT	PARK DEDICATION	POPS	TOTAL GCA	AMENITY	TOTAL GFA	NON RES GFA	RESIDENTIAL GFA
1A	3,197			41,002	870	38,125	3,813	34,313
1B	3,631			39,550	840	36,775	3,677	33,097
SUBTOTAL	6,828			80,552	1,710	74,900	7,490	67,410
2A & 2B Public Park	5,715	5,715						
SUBTOTAL	5,715	5,715						
3A *	3,217			11,437	250	10,628	1,063	9,565
3B *	2,739			30,766	592	28,665	2,867	25,799
3C *	4,368			45,883	980	42,658	4,266	38,392
3D *	3,843			40,306	866	37,468	3,747	33,721
3E *	3,109			7,193	166	6,676	668	6,008
SUBTOTAL	17,277			135,585	2,854	126,094	12,609	113,485
4 Public Park	1,755	1,755						
SUBTOTAL	1,755	1,755						
5A *	2,619			14,207	312	13,200	1,320	11,880
5B *	4,421			21,550	454	20,041	2,004	18,037
5C *	4,322			34,107	734	31,705	3,170	28,534
SUBTOTAL	11,362			69,864	1,500	64,946	6,495	58,451
6A *	2,452			12,951	286	12,032	1,203	10,828
6B *	5,934			19,246	418	17,887	1,789	16,098
6C *	3,952			29,152	626	27,100	2,710	24,390
SUBTOTAL	12,338			61,350	1,330	57,019	5,702	51,317
7 Public Park	9,149	9,149						
SUBTOTAL	9,149	9,149						
8A *	2,596			8,627	192	8,014	801	7,212
8B *	3,044			9,216	204	8,562	856	7,706
SUBTOTAL	5,639			17,844	396	16,575	1,658	14,918
9A *	2,228			4,667	140	4,301	430	3,871
9B *	2,471			26,001	548	24,180	2,418	21,762
SUBTOTAL	4,699			30,668	688	28,481	2,848	25,633
10A *	2,650			9,241	202	8,587	859	7,728
10B *	2,842			5,245	120	4,869	487	4,382
SUBTOTAL	5,491			14,486	322	13,456	1,346	12,110
11A *	2,394			7,145	158	6,638	664	5,974
11B *	2,337			22,626	482	21,037	2,104	18,933
SUBTOTAL	4,731			29,771	640	27,675	2,767	24,907
12A *	2,899			7,488	164	6,958	696	6,262
12B *	2,798			16,572	390	15,373	1,537	13,836
SUBTOTAL	5,697			24,060	554	22,331	2,233	20,098
TOTAL	90,682	16,619		464,179	9,994	431,476	43,148	388,328

* Potential Blocks to receive Community Service Facilities

RES UNITS	1B 75%	2B 15%	3B 10%
435	326	65	44
420	315	63	42
855	641	128	86
0	0	0	0
125	94	19	13
296	222	44	30
490	368	74	49
433	325	65	43
83	62	12	8
1,427	1,070	214	143
0	0	0	0
156	117	23	16
227	170	34	23
367	275	55	37
750	563	113	75
143	107	21	14
209	157	31	21
313	235	47	31
665	499	100	67
96	72	14	10
102	77	15	10
198	149	30	20
70	53	11	7
274	206	41	27
344	258	52	34
101	76	15	10
60	45	9	6
161	121	24	16
79	59	12	8
241	181	36	24
320	240	48	32
82	62	12	8
195	146	29	20
277	208	42	28
4,997	7,496	1,499	999

ASSUMED AVG UNIT SIZE TO BE 750 SF 69.7

DATE: 2022-04-06

SUMMARY (including triangular park)	
SITE AREA	116,749
TOTAL GCA	464,179
TOTAL RESIDENTIAL GFA	388,328
TOTAL RETAIL/COMMERCIAL GFA	43,148
TOTAL GFA	431,476
GROSS FSI	3.70
TOTAL RESIDENTIAL UNITS	4,997
PARK DEDICATION - m2	16,619
PARK DEDICATION - %	18.33%
PUBLIC ROAD & ROW AREA	26,067
PUBLIC ROAD & ROW AREA %	29%
NET SITE AREA	90,682

COMMUNITY SERVICE FACILITY	
SCHOOL / COMMUNITY CENTRE GFA	4,645
DAY CARE GFA	1,500
TOTAL COMMUNITY SERVICE GFA	6,145

* Potential Blocks to receive Community Service Facilities
(refer to Block Column)

PARKLAND REQUIREMENT CALCULATION	
RESIDENTIAL DEVELOPMENT	
Required Park dedication - 20% Net Site Area - m2	18,136

MIXED USE DEVELOPMENT	
Required Park dedication - m2	16,504
Net Site Area x [20% Net Site Area x % A]	16,322.68
+ Net Site Area x [% B x 2%] •	181

A = Residential component (% of total GFA) 90.00%
B = Non-Residential component (% of total GFA) 10.00%
• City Planning to confirm formula

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TOTAL RESIDENTIAL UNITS	4,997
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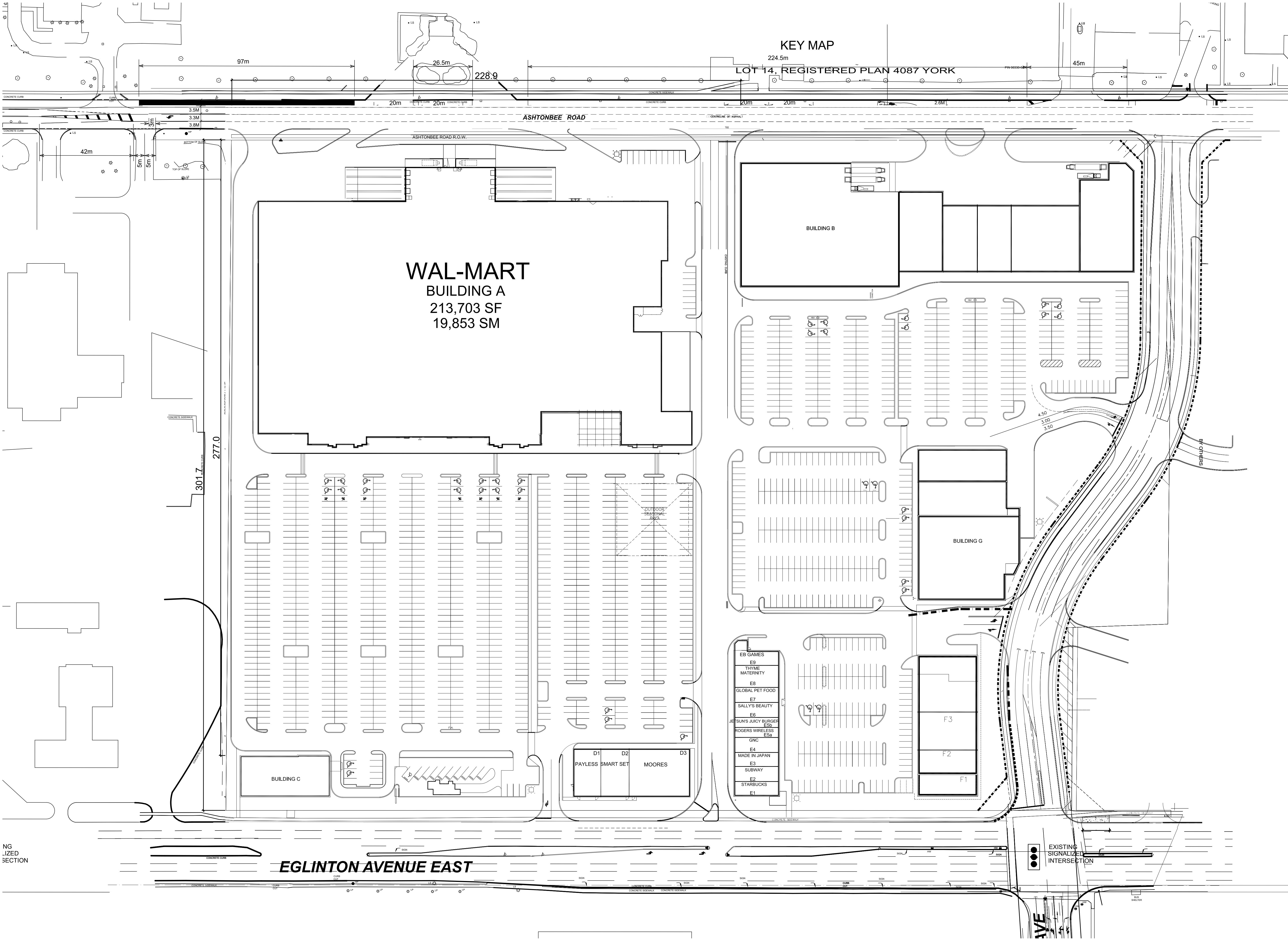
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Stats
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2022-04-07

A-0.5



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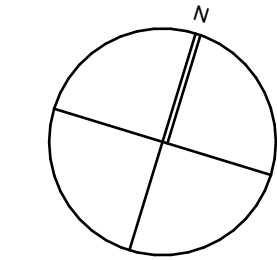
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Survey

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1:1

2022-04-07

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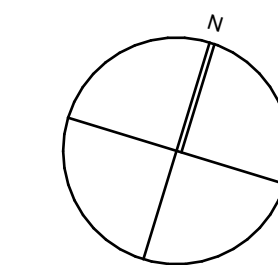
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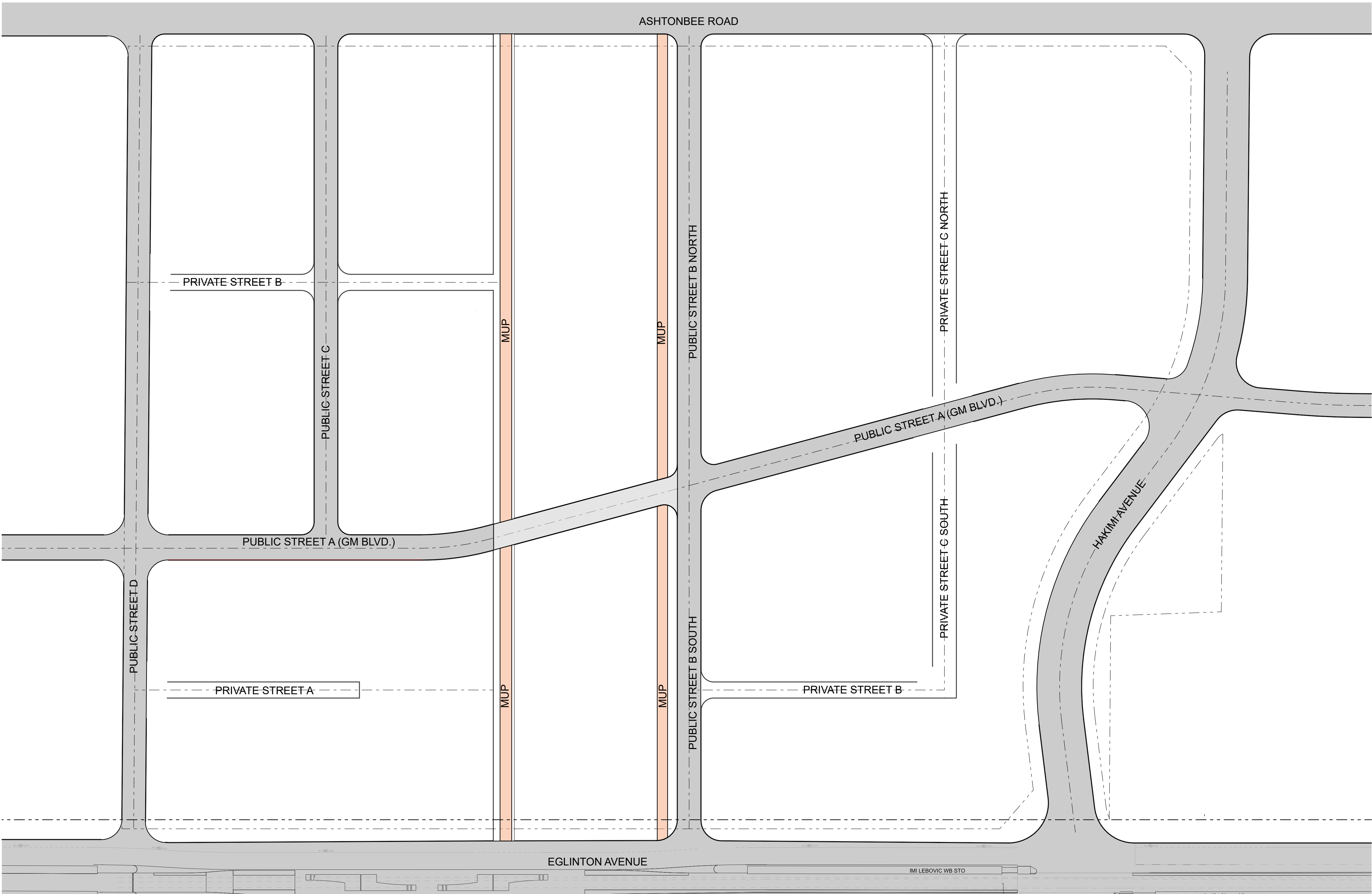
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Property Line

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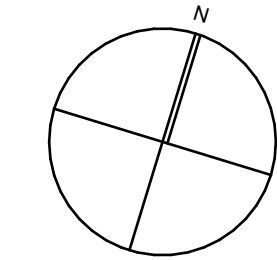
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4	REISSUED FOR OFFICIAL PLAN AMENDMENT [WITHOUT PREJUDICE & CONFIDENTIAL]	March 11, 2022
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Roads

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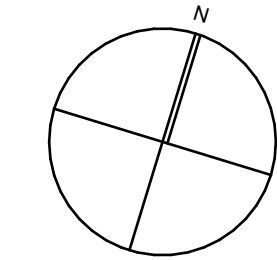
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Block Plan

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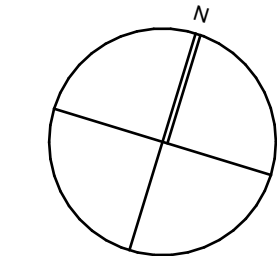
-  - Public Road
-  - Potential Service Access
-  - Potential Phasing
-  - Phase 1

NOTE:
BLOCK NUMBERING DOES NOT REFLECT SEQUENTIAL PHASING

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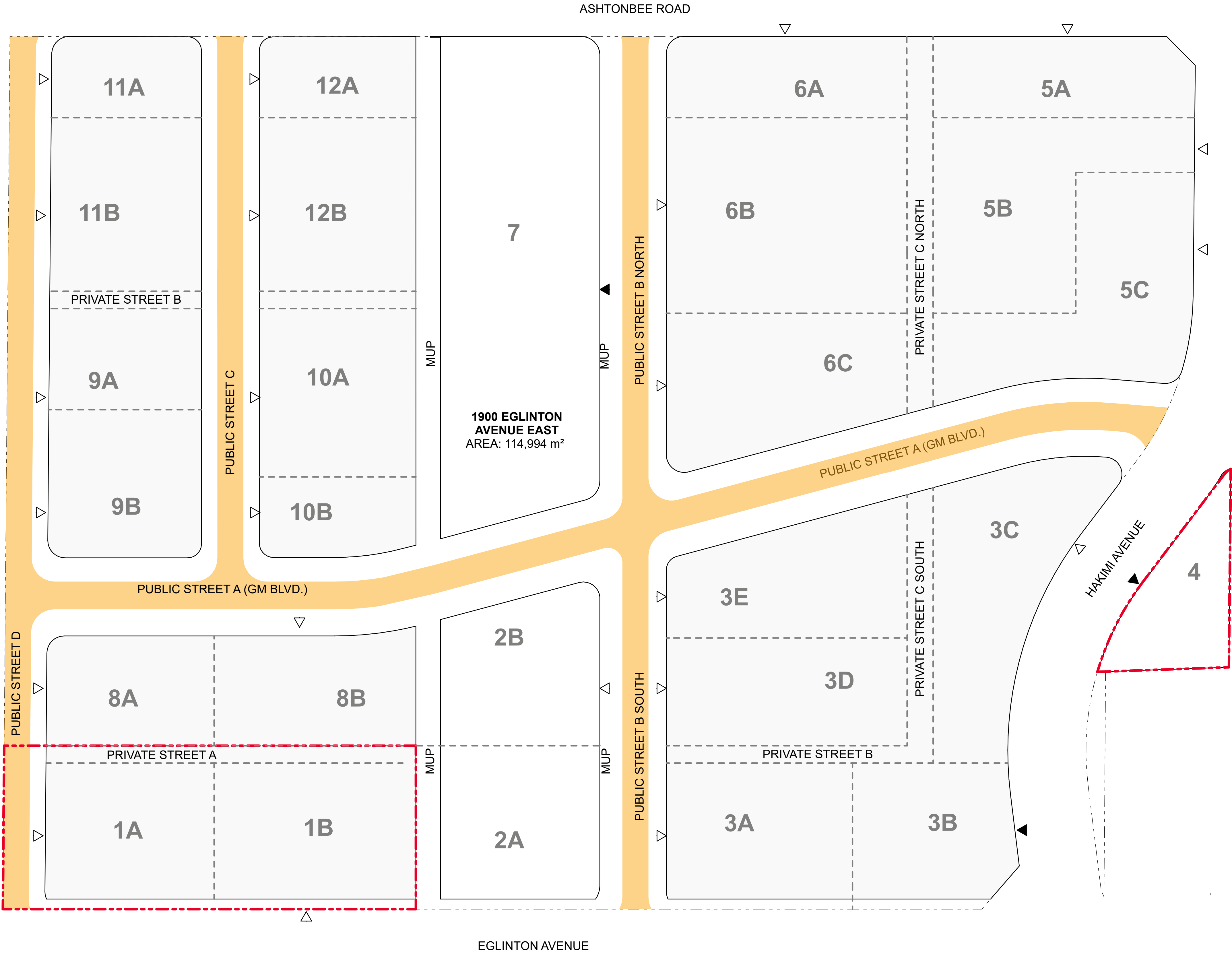
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Block Phasing

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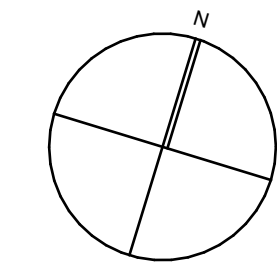
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- Maximum 11 Storey
Minimum 2 Storey Base building
- Maximum 8 Storey
Minimum 4 Storey Base building
- Maximum 6 Storey
Minimum 2 Storey Base building
- Maximum 4 Storey
- Tall Building
- Mid Rise
- Through connections

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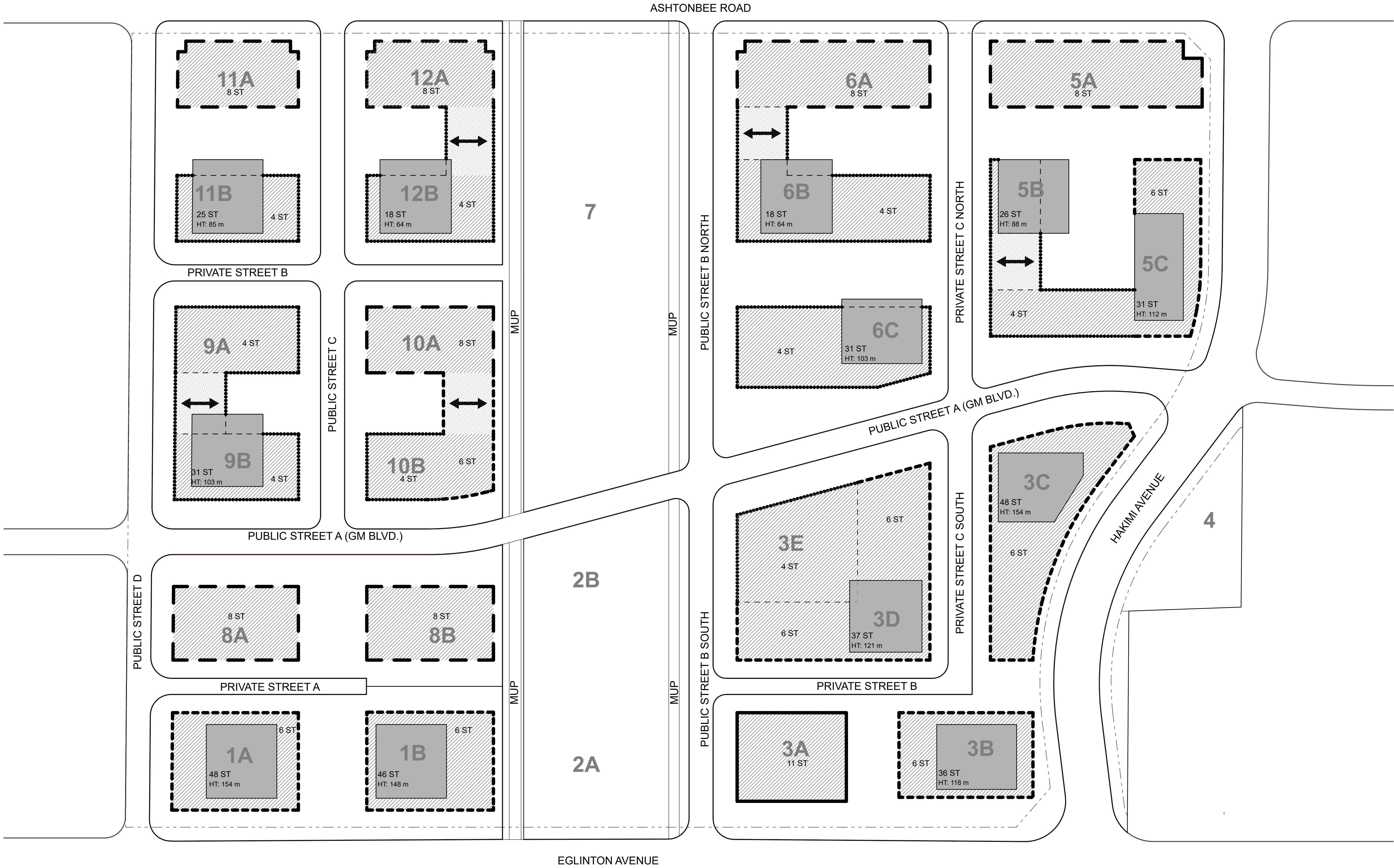
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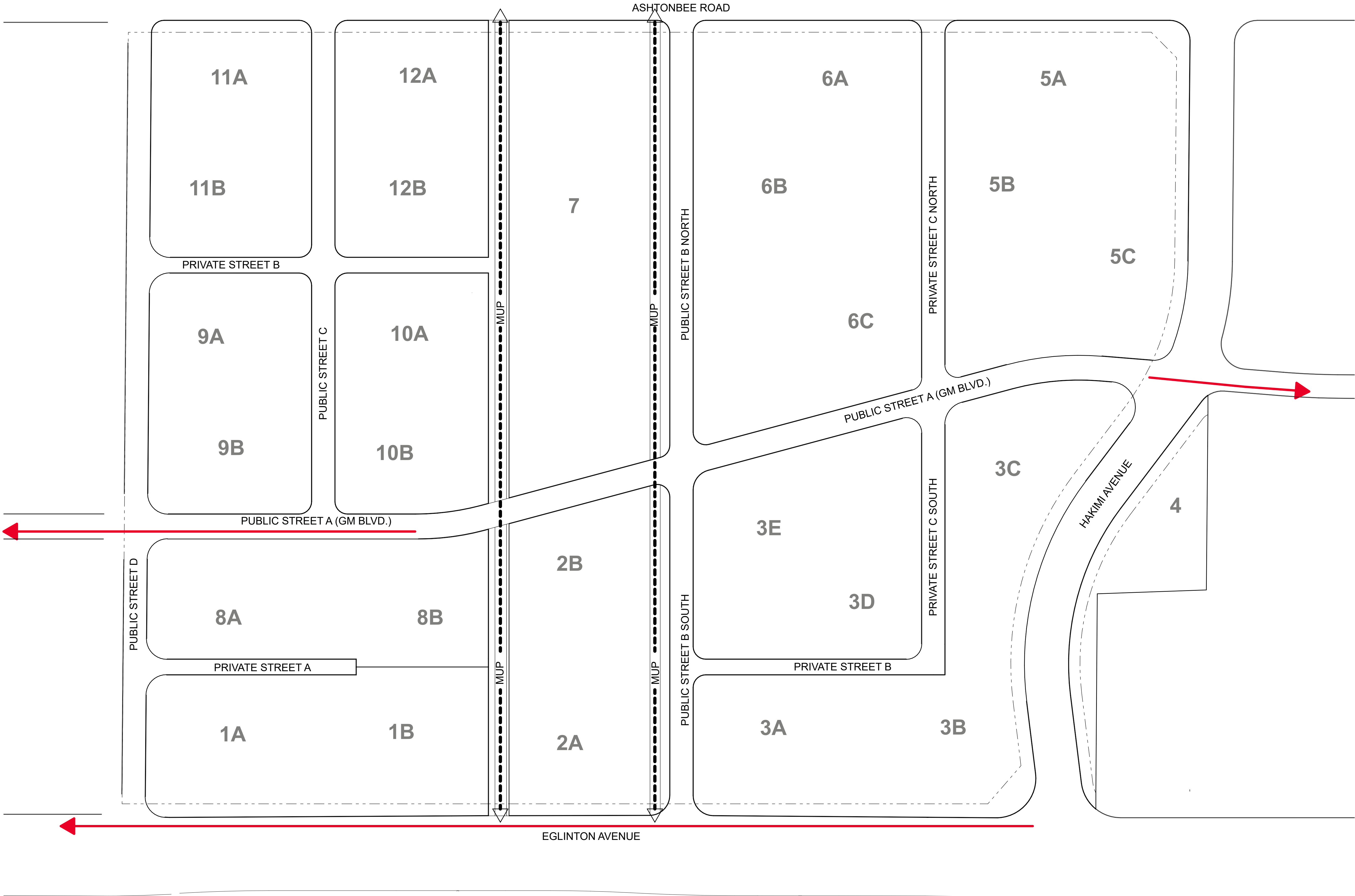
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Built Form

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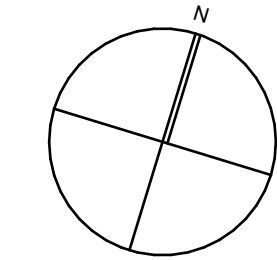
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- 3, 10, 12 - Public Park
- 1 - 11 - Development Blocks
- ↔ - Dedicated Multi-Use Path
- ↔ - Planned Cycling Route

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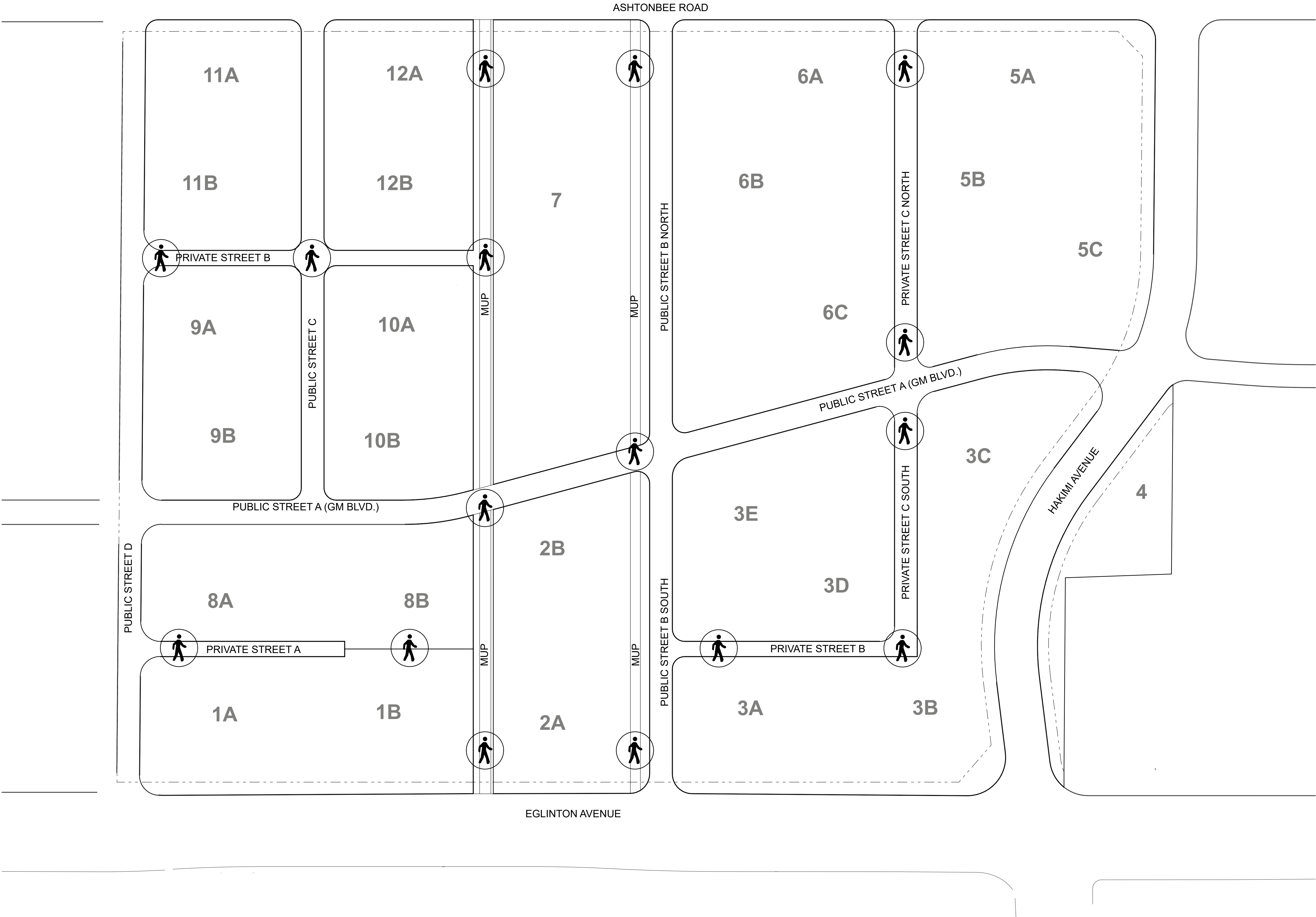
Cycling Network

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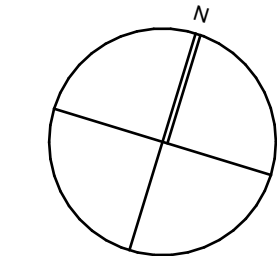
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- 3,10, 12 - Public Park
- 1- 11 - Development Blocks
- Enhanced Pedestrian Locations

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Pedestrian Network

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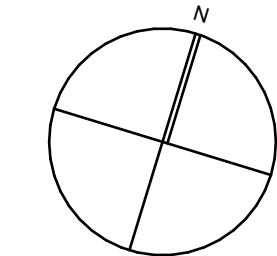
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- 3,10, 12 - Public Park
- 1- 11 - Development Blocks
- ★ - POPS with potential public art
- ★ - Potential POPS
- ★ - Potential Public Art location in park
- -Existing Signalized Intersection
- - Proposed Signalized Intersection
- - Green Nodes

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Structure and Public Realm & Street
Network

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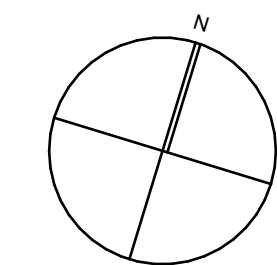
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-  - POTENTIAL LOADING ACCESS
- P** - POTENTIAL VEHICULAR ACCESS
-  - POTENTIAL LOADING AND RAMP LOCATIONS
- ART** - POTENTIAL PUBLIC ART LOCATIONS
- POPS** - POTENTIAL PRIVATELY-OWNED PUBLICLY ACCESSIBLE SPACES

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Master Plan - GMB update

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Precedents - Raised Intersection

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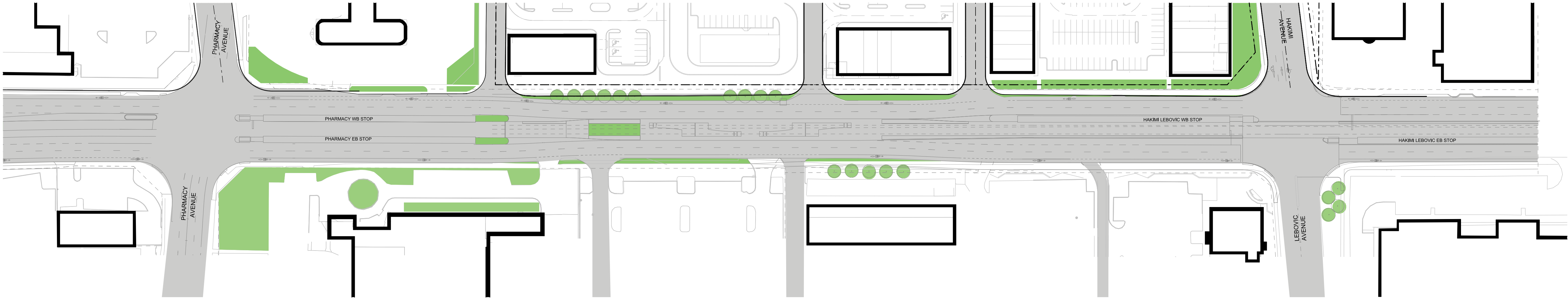
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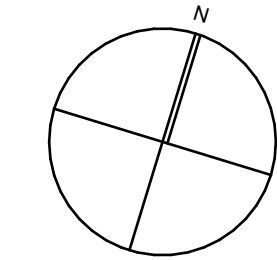


1 STREETScape PLAN - AS-BUILT CONDITION
1:1000

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Streetscape Plan - As-built

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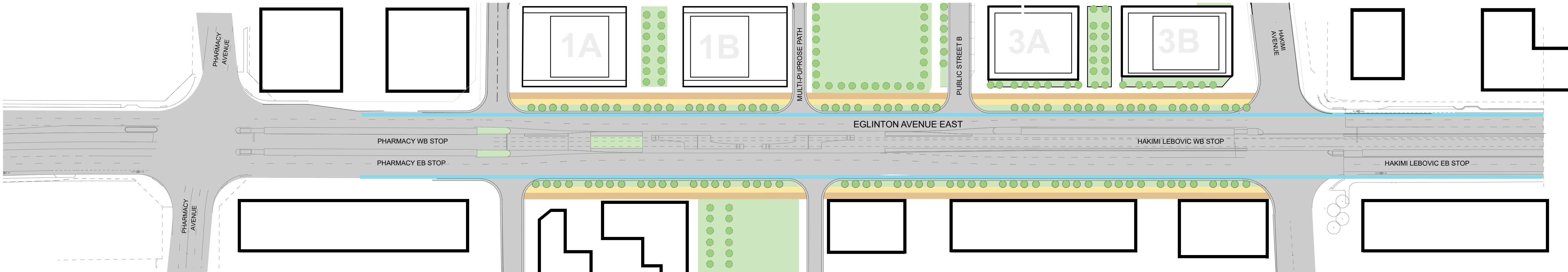
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3	REISSUED FOR OFFICIAL PLAN AMENDMENT [WITHOUT PREJUDICE & CONFIDENTIAL]	FEB 15, 2022
4	REISSUED FOR OFFICIAL PLAN AMENDMENT [WITHOUT PREJUDICE & CONFIDENTIAL]	March 11, 2022
5	REISSUED FOR OFFICIAL PLAN AMENDMENT [WITHOUT PREJUDICE & CONFIDENTIAL]	April 7, 2022



2 Eglinton Streetscape Analysis Proposed
1:1000

aA

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5Z5

Streetscape Plan - Proposed

21818
1:1000
2022-02-03

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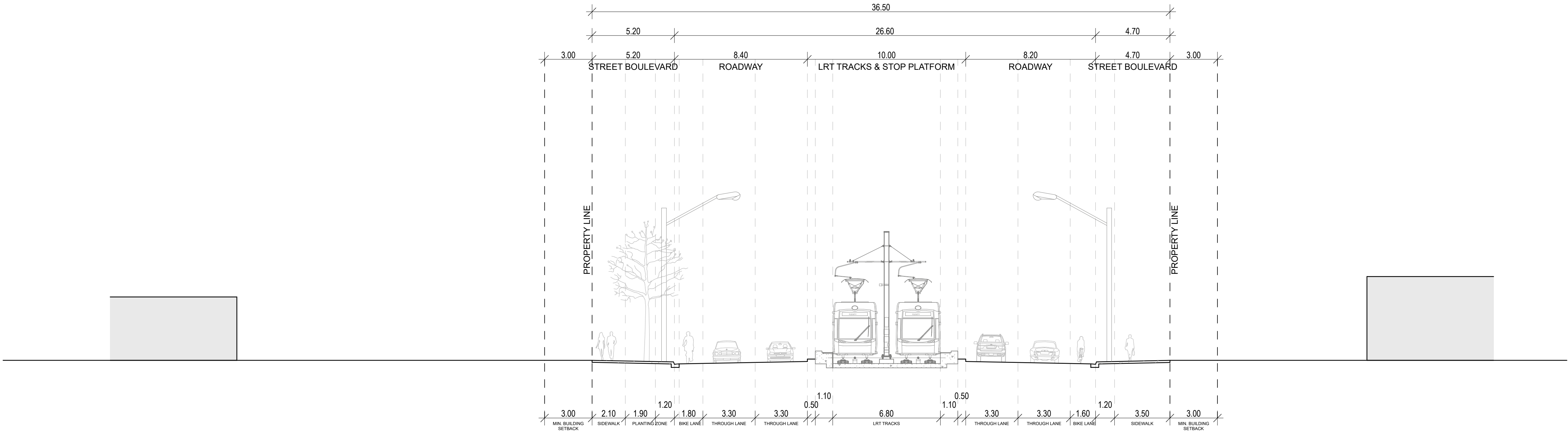
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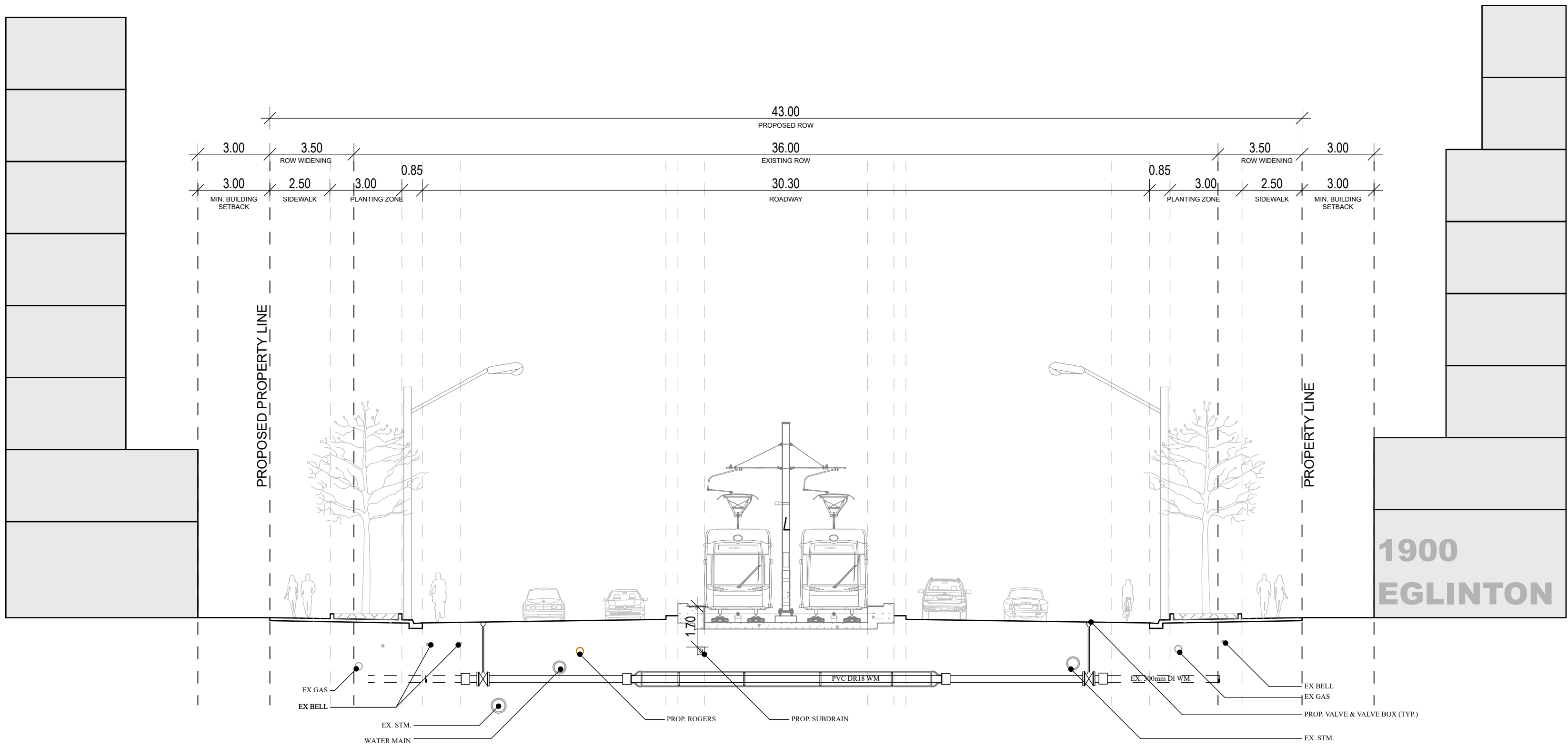
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Eglinton Ave. E. Cross-section based on the as-built condition of LRT

1 Eglinton Section - LRT As-built Condition
1:150



Typical Streetscape Cross-sections sidewalk zone from curb to building face

2 Eglinton Section - Proposed Condition
1:150

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Streetscape Sections

21818

1:150

2022-04-07

A-2.3

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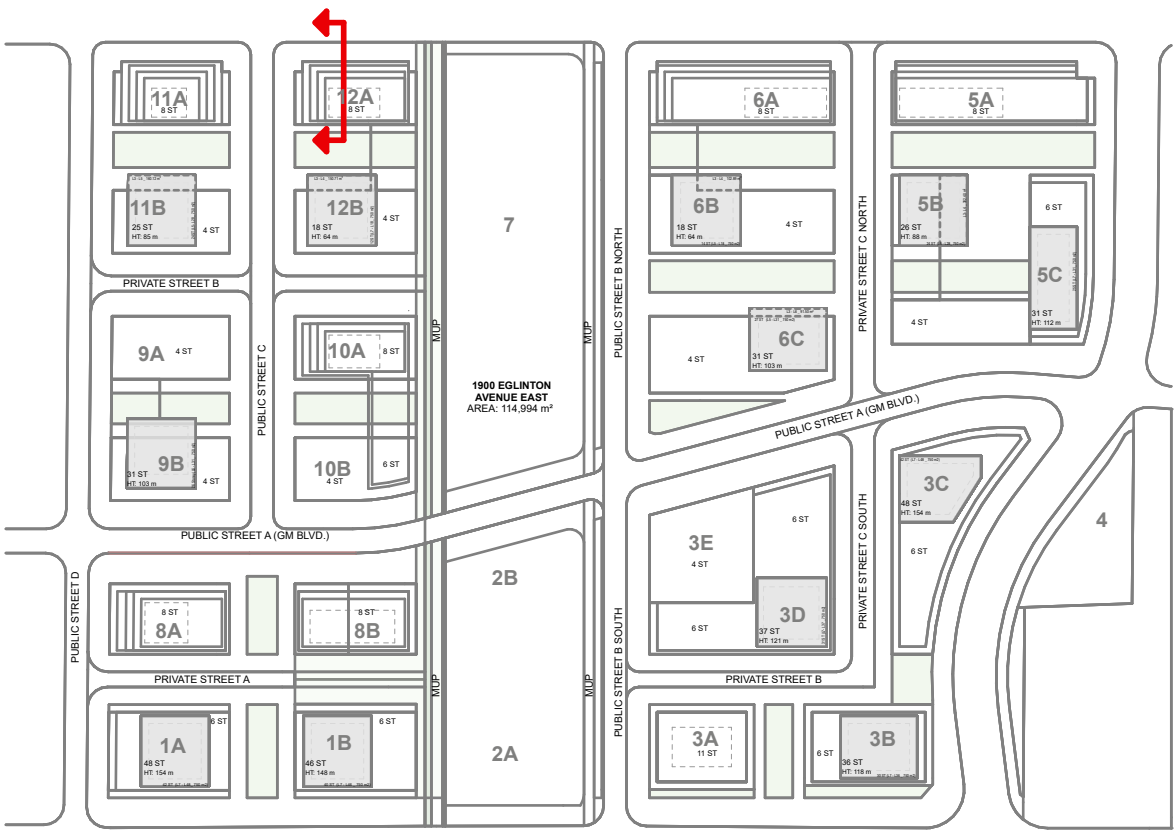
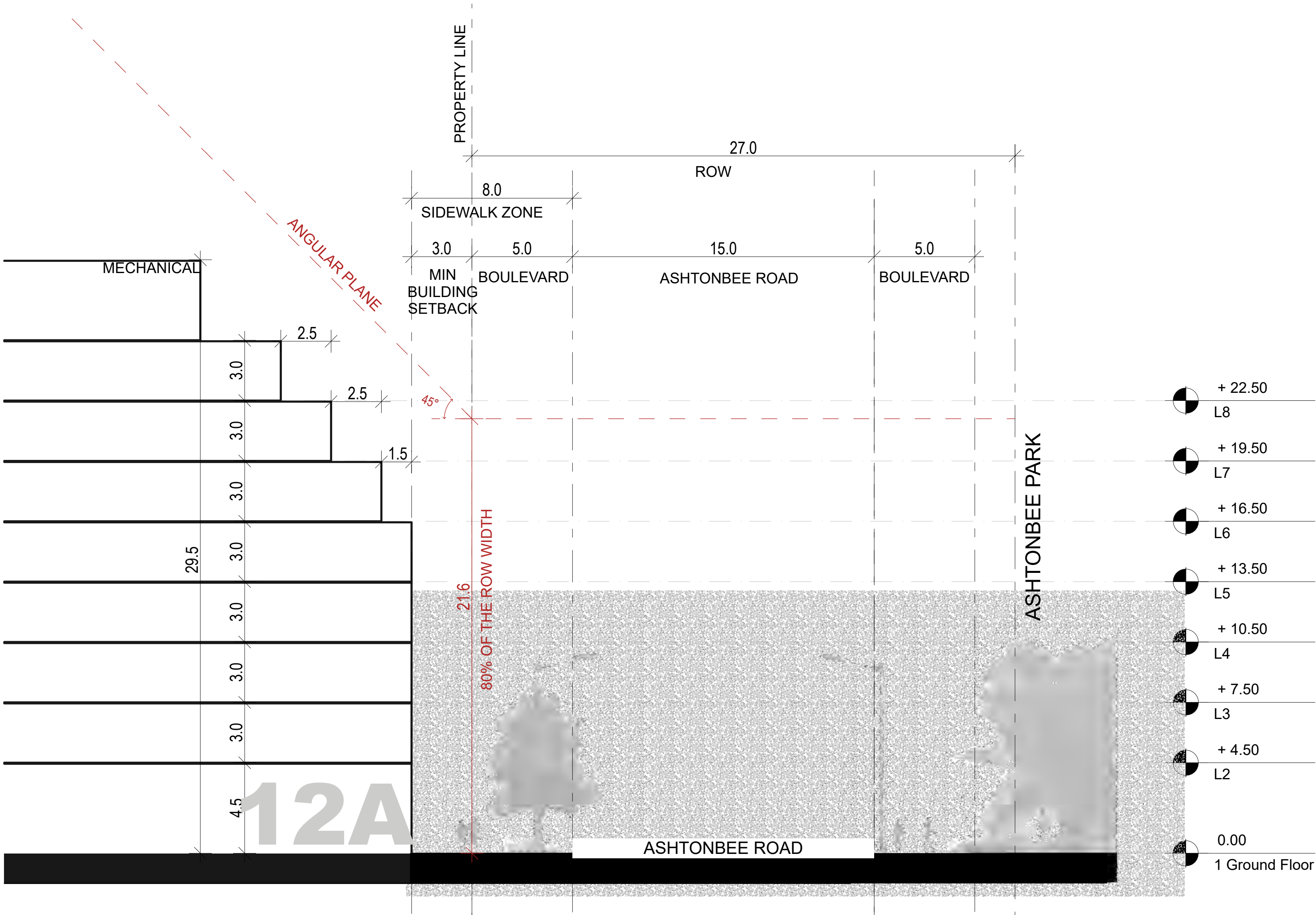
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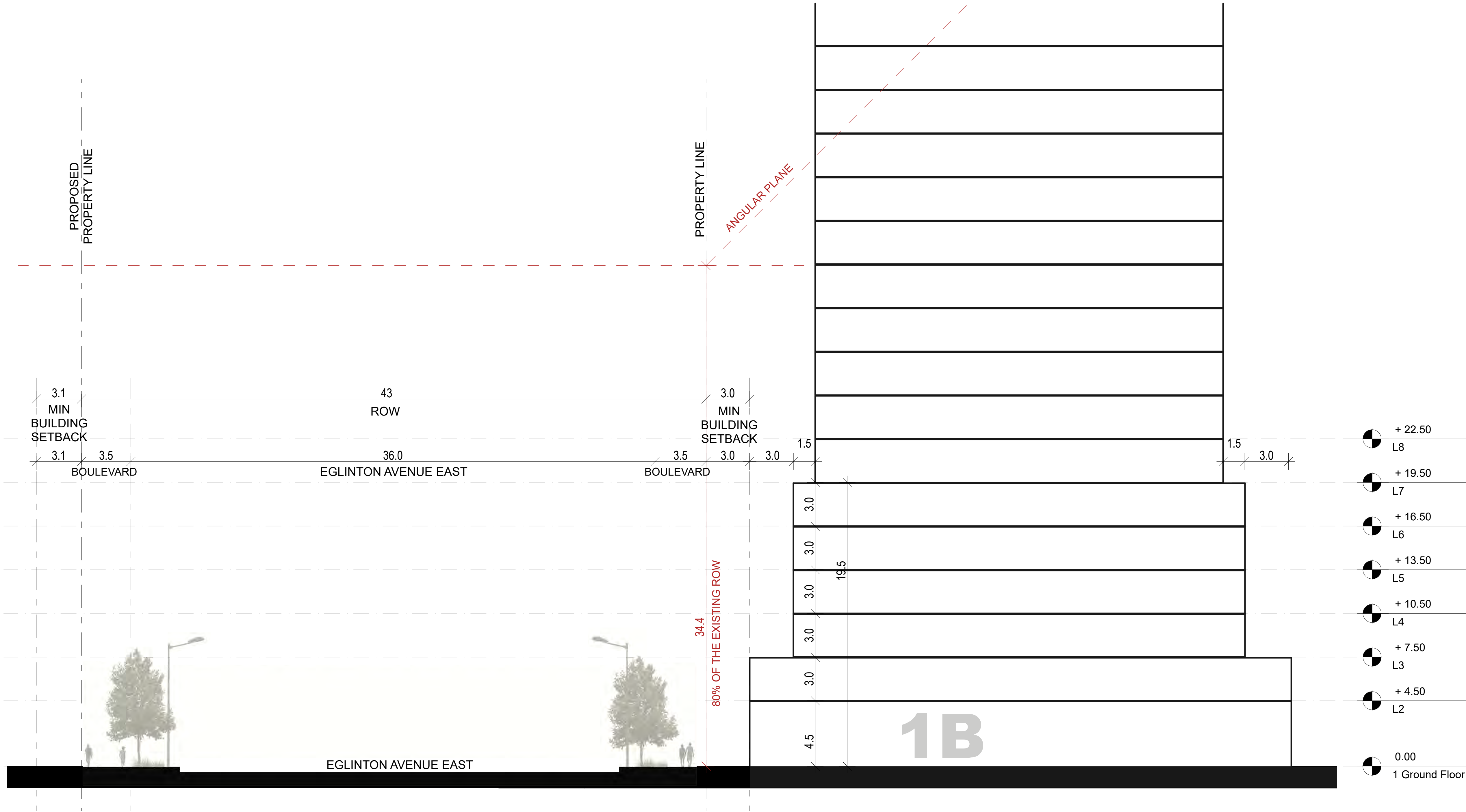
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Public Street Section - Ashtonbee Road
21818
1:150, 1:3000
2022-04-07

A-3.1



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Public Street Section - Eglinton
Avenue

21818

1:3000, 1:150

2022-04-07

A-3.3



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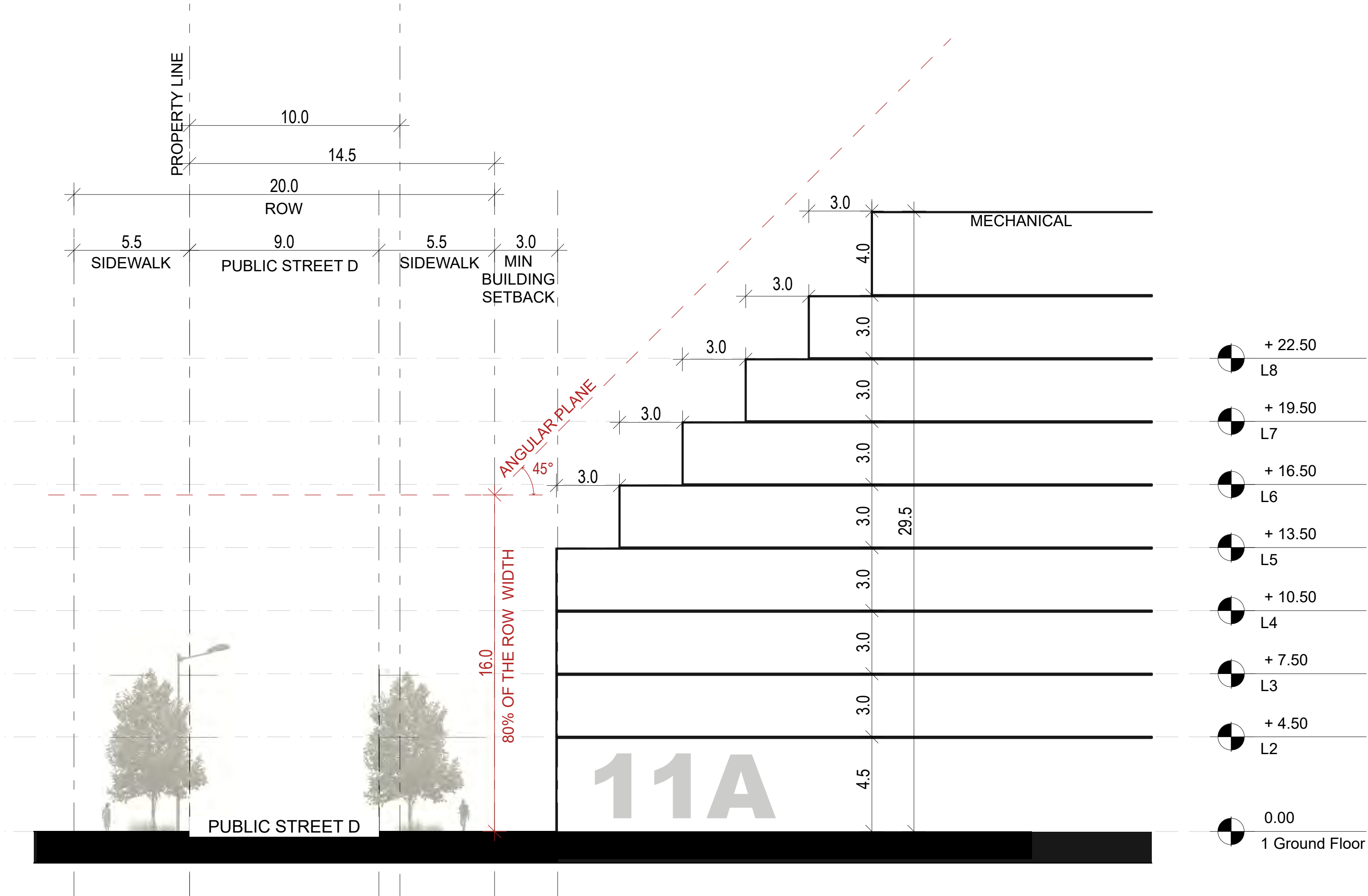
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Public Street Section - Public Street D

21818
1:3000, 1:150
2022-04-07

A-3.4

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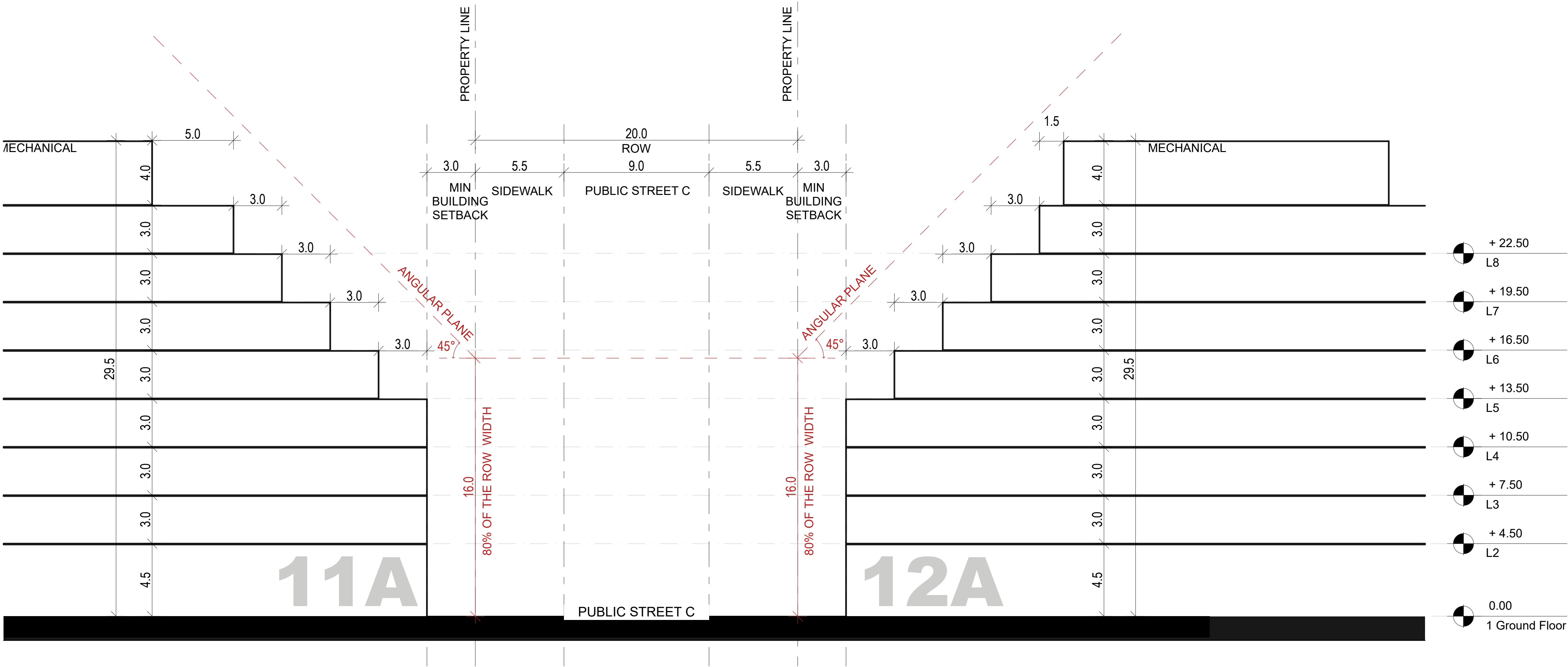
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Public Street Section - Public street C

21818

1:3000, 1:150

2022-04-07

A-3.5



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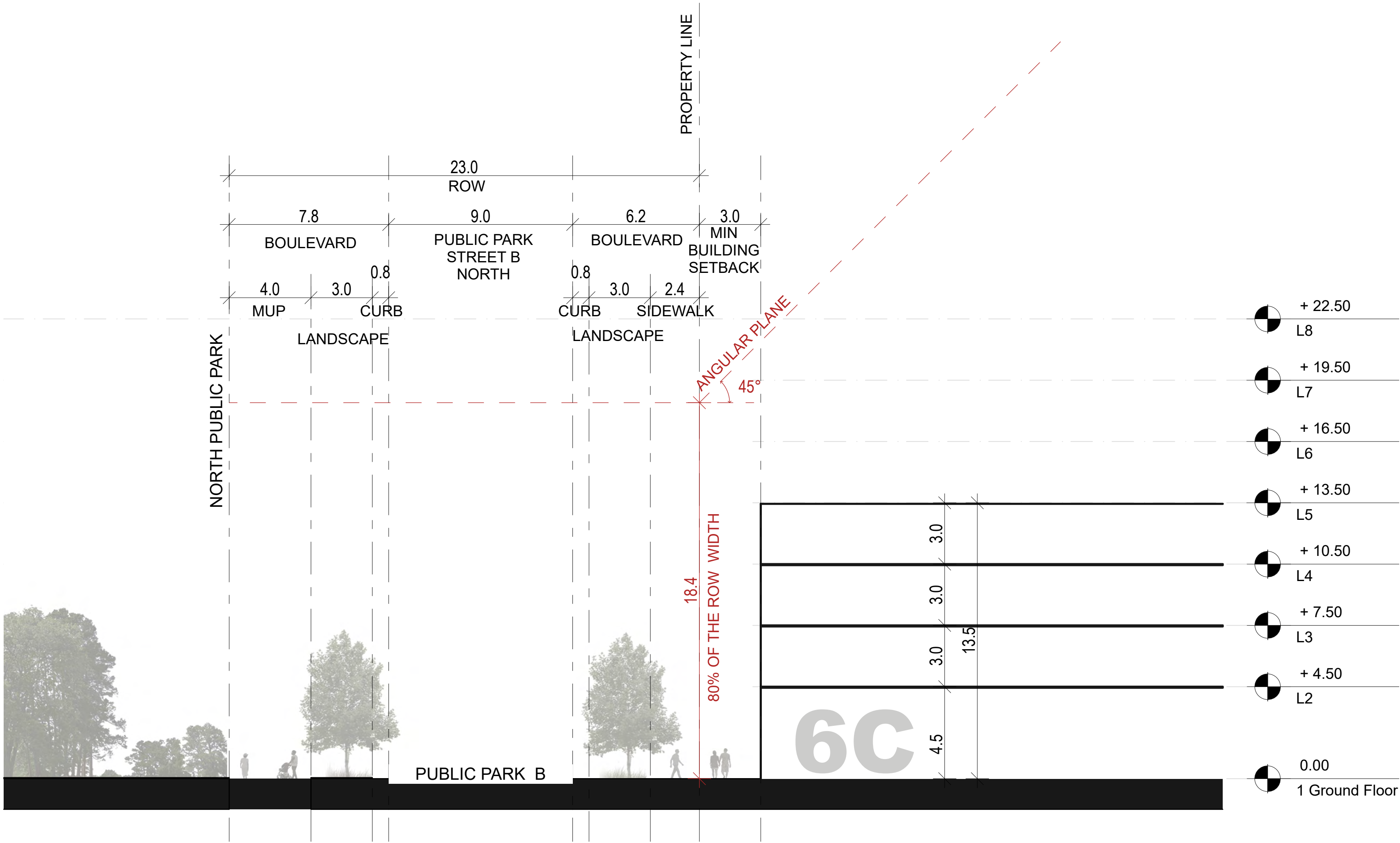
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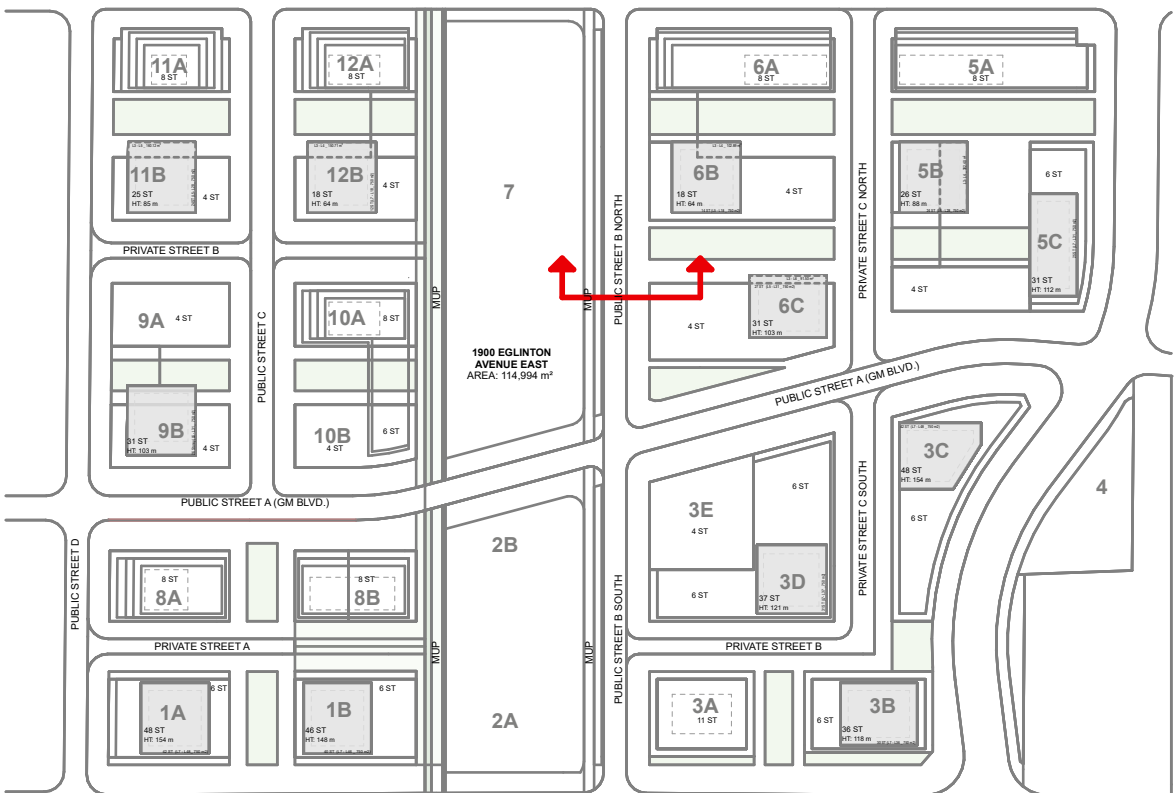
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Public Street Section-Public Park B North
21818
1:3000, 1:150
2022-04-07

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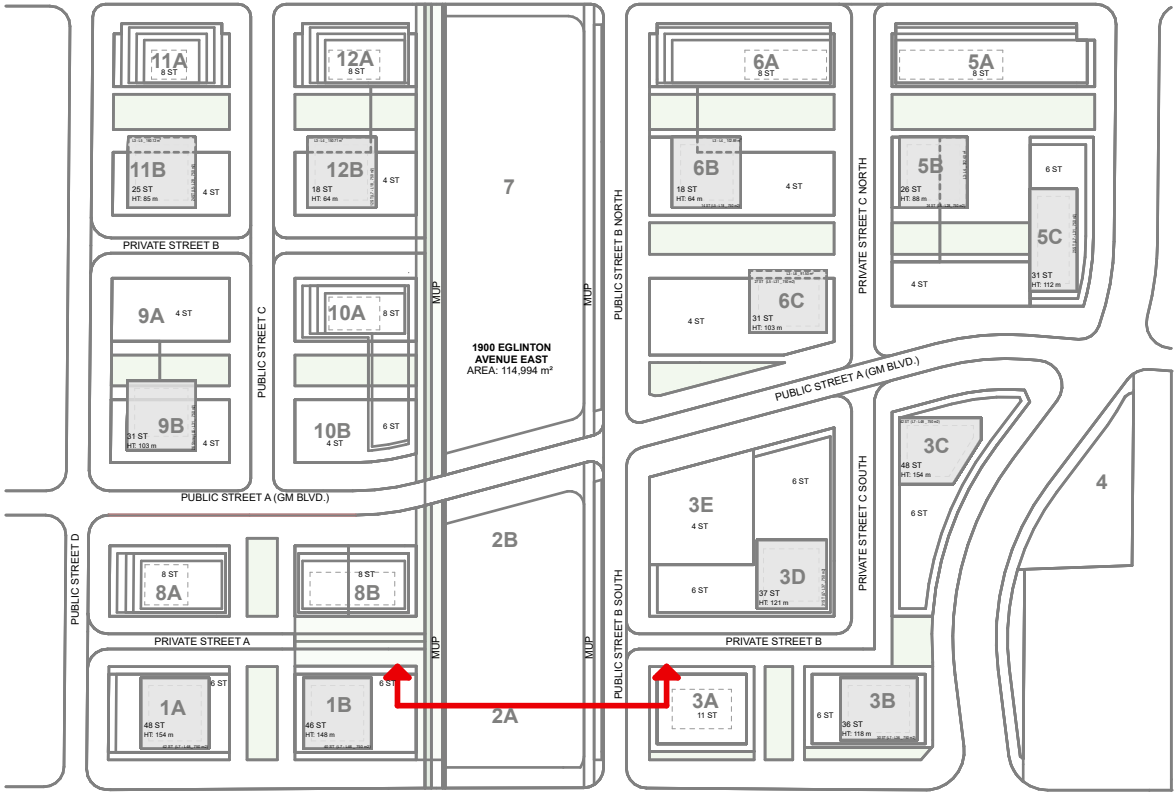
Multi-Purpose Path Street Section

21818

1:3000, 1:150

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A-3.7



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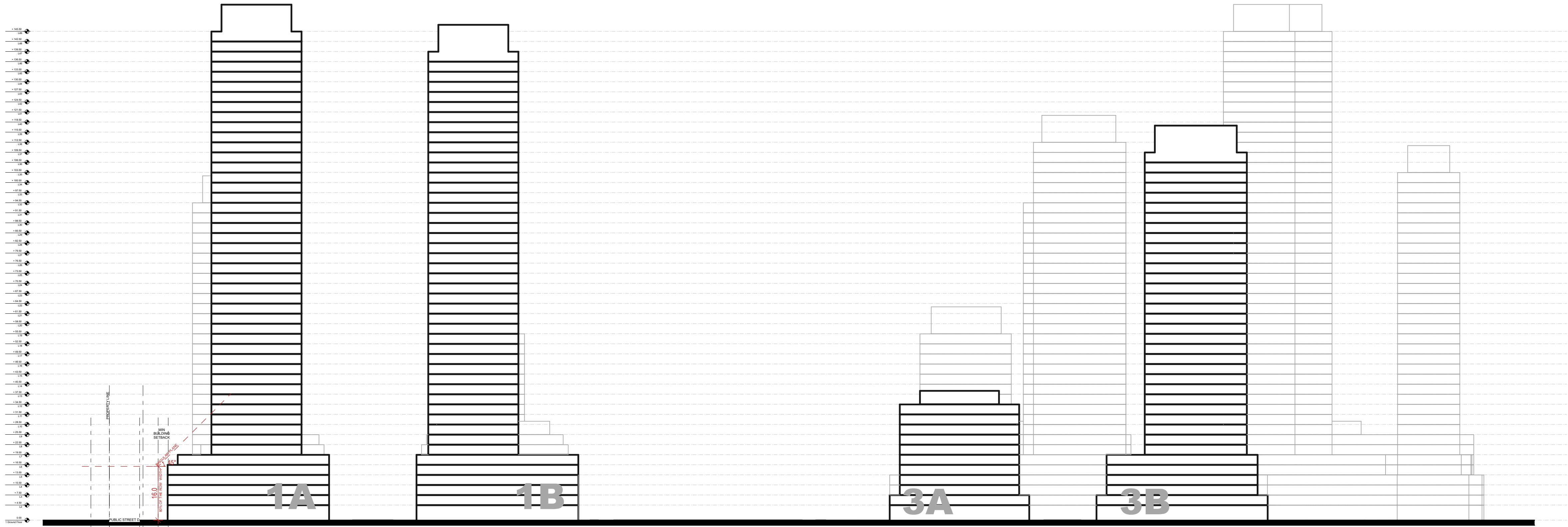
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WE Site Section looking North

21818
1:3000, 1:750
2022-04-07

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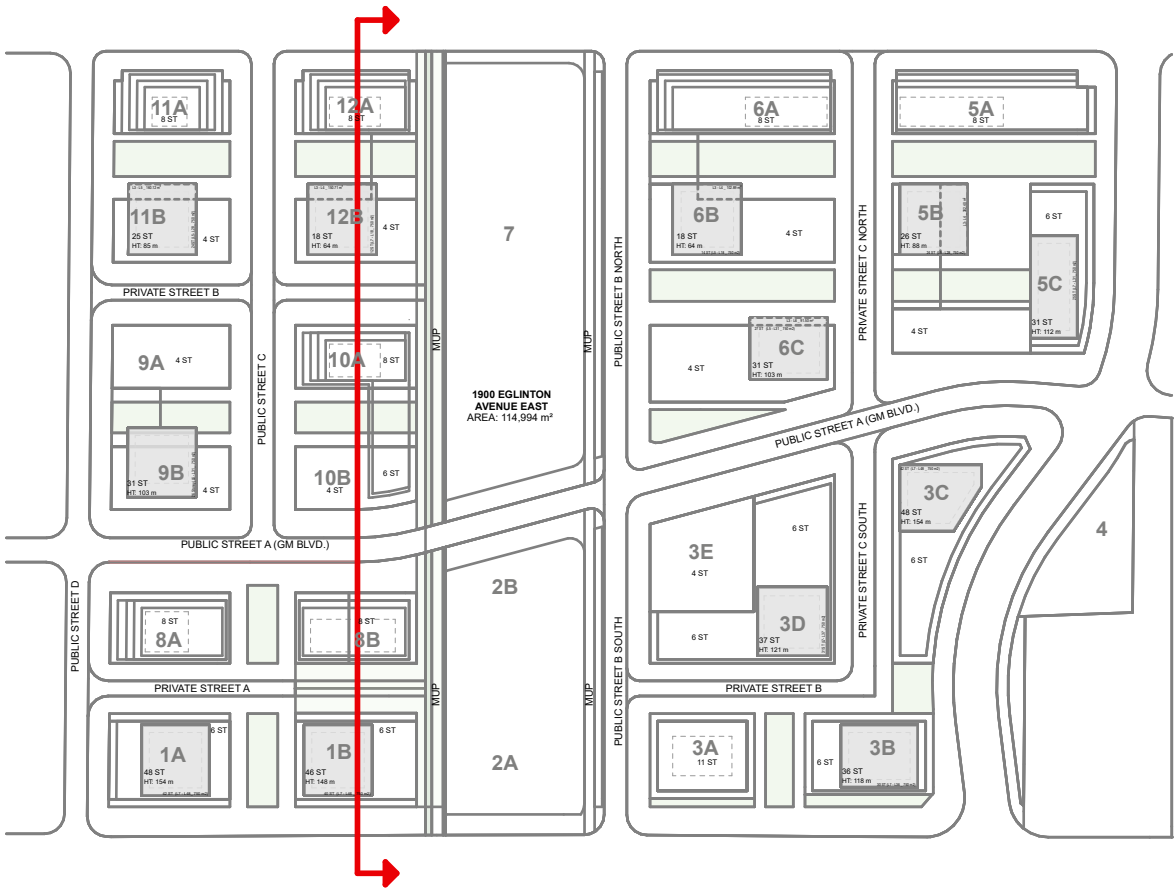
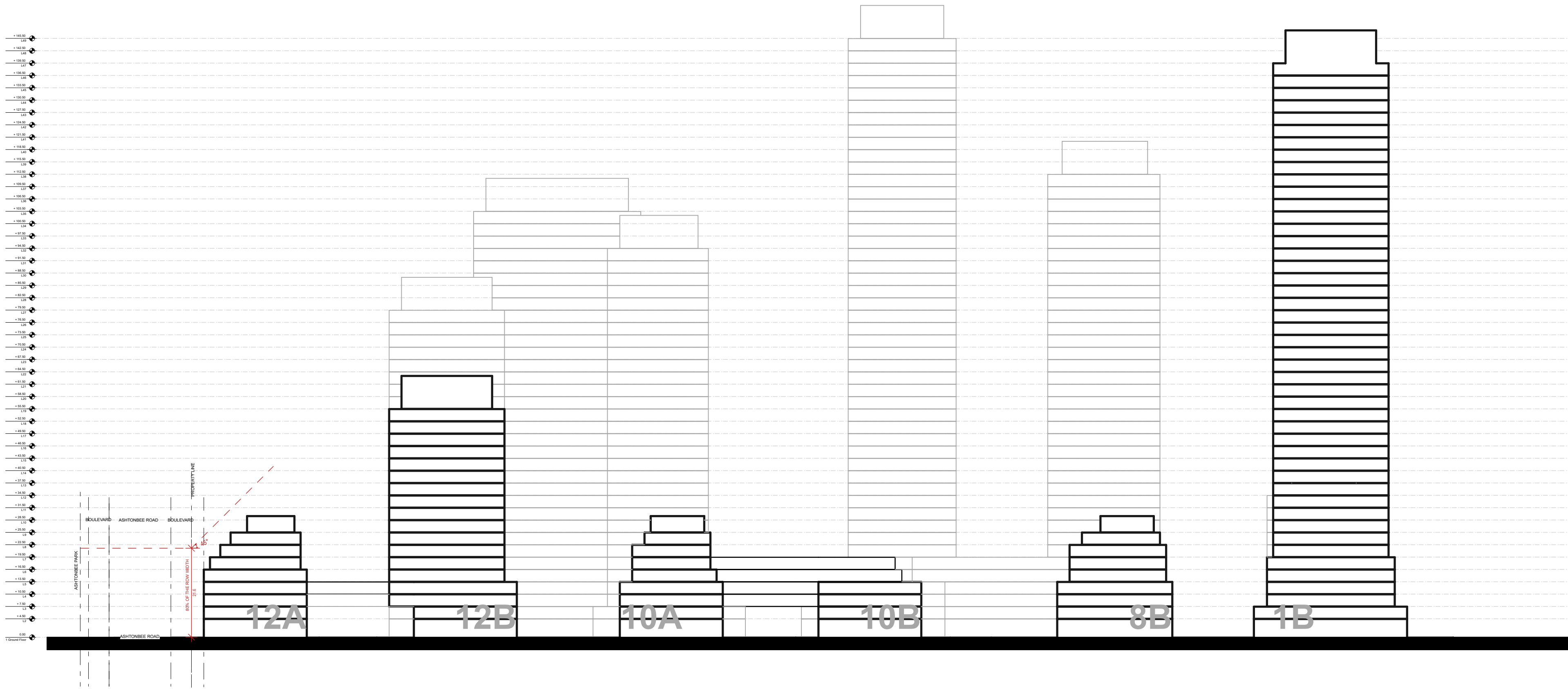
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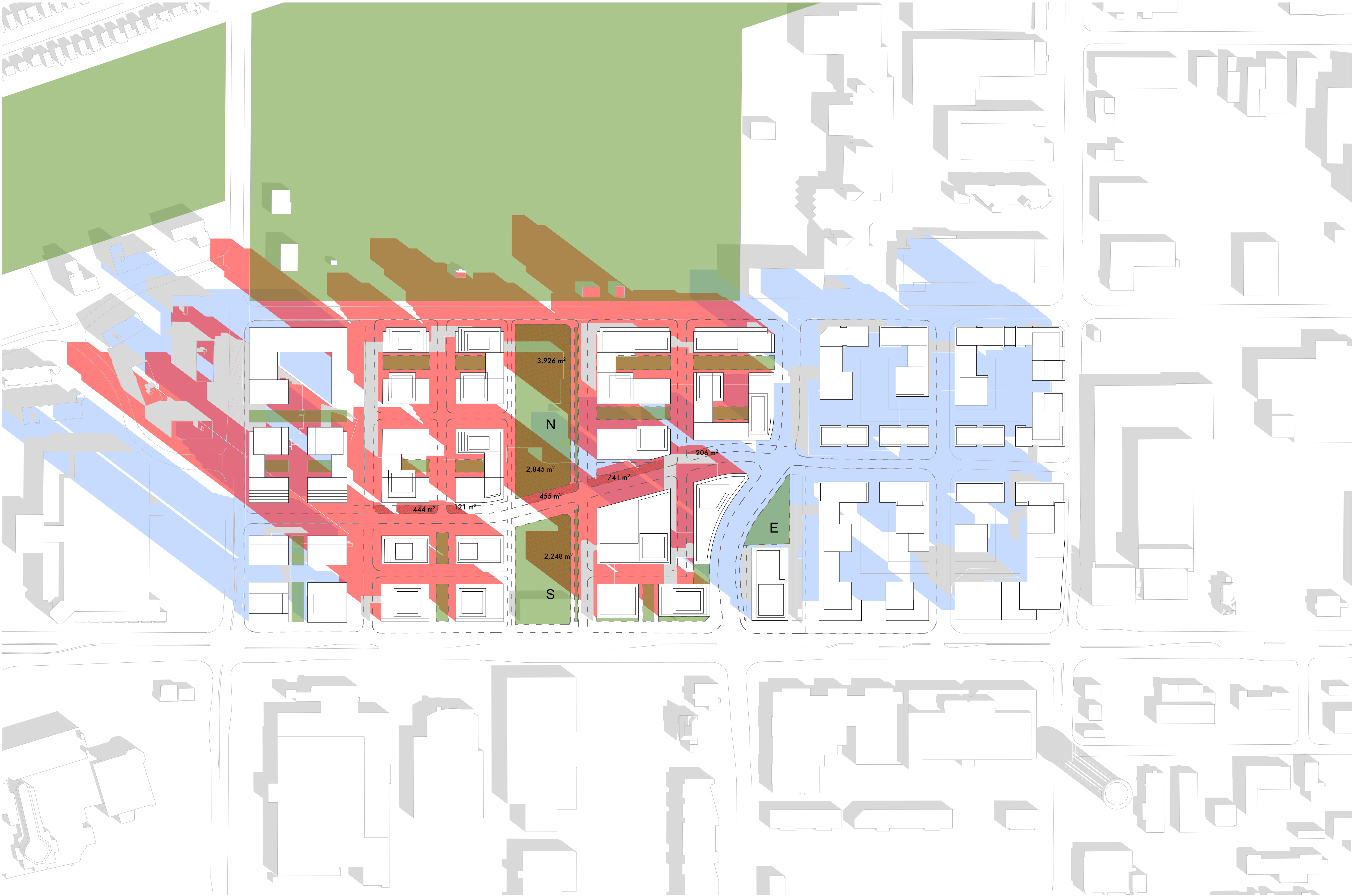
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NS Site Section looking East

21818
1:3000, 1:750
2022-04-07

A-3.9



21 March 2021 09:18 AM

- Golden Mile Boulevard
- New Building shadow
- Context shadow
- Parks and Open Space
- Neighboring site shadow

- North sidewalk of the GMB : 2995 sqm
- North Park area: 9149 sqm
- South Park area: 5715 sqm
- East Park area: 1774 sqm

- Shadow area: 1967 sqm 66%
- Shadow area: 6771 sqm 74%
- Shadow area: 2248 sqm 39%
- Shadow area: 0 sqm 0%

Sunlight on min. 70% → 0 hours 00 minutes

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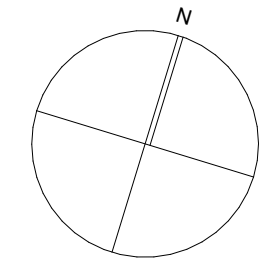
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SmartCentres REIT

3200 Highway 7, Vaughan, Ontario L4K
5Z5

SHADOW STUDY - MARCH 09:18

21818
1:2000
2022-04-06

A-4.1



21 March 2021 09:31 AM

- Golden Mile Boulevard
- New Building shadow
- Context shadow
- Parks and Open Space
- Neighboring site shadow

- North sidewalk of the GMB : 2995 sqm
- North Park area: 9149 sqm
- South Park area: 5715 sqm
- East Park area: 1774 sqm

- Shadow area: 1868 sqm 62%
- Shadow area: 6474 sqm 71%
- Shadow area: 1609 sqm 28%
- Shadow area: 0 sqm 0%

Sunlight on min. 70% → 0 hours 00 minutes

Sunlight on min. 70% → 0 hours 13 minutes

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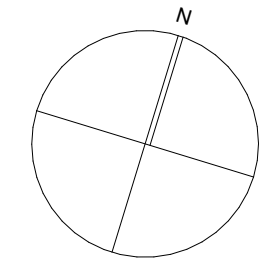
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SHADOW STUDY - MARCH 09:31
21818
1:2000
2022-04-06

A-4.2



21 March 2021 10:18 AM

- Golden Mile Boulevard
- New Building shadow
- Context shadow
- Parks and Open Space
- Neighboring site shadow

- North sidewalk of the GMB : 2995 sqm
- North Park area: 9149 sqm
- South Park area: 5715 sqm
- East Park area: 1774 sqm

- Shadow area: 1475 sqm 49%
- Shadow area: 4231 sqm 46 %
- Shadow area: 309 sqm 5%
- Shadow area: 0 sqm 0%

- Sunlight on min. 50% → 0 hours 00 minutes
- Sunlight on min. 70% → 0 hours 47 minutes
- Sunlight on min. 70% → 1 hours 00 minutes

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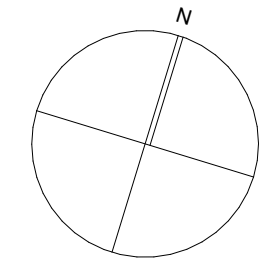
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SHADOW STUDY - MARCH 10:18

21818
1:2000, 1:0.555556
2022-04-06



21 March 2021 10:33 AM

- Golden Mile Boulevard
- New Building shadow
- Context shadow
- Parks and Open Space
- Neighboring site shadow

- North sidewalk of the GMB : 2995 sqm
- North Park area: 9149 sqm
- South Park area: 5715 sqm
- East Park area: 1774 sqm

- Shadow area: 1324 sqm 44%
- Shadow area: 2638 sqm 29%
- Shadow area: 103 sqm 2%
- Shadow area: 0 sqm 0%

- Sunlight on min. 50% → 0 hours 15 minutes
- Sunlight on min. 70% → 0 hours 00 minutes
- Sunlight on min. 70% → 1 hours 02 minutes
- Sunlight on min. 70% → 1 hours 15 minutes

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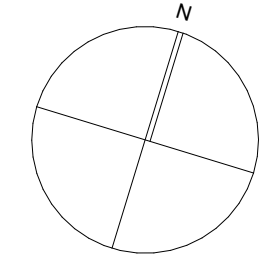
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SHADOW STUDY - March 10:33

21818
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2022-04-06

A-4.4



21 March 2021 11:18 AM

- Golden Mile Boulevard
- New Building shadow
- Context shadow
- Parks and Open Space
- Neighboring site shadow

- North sidewalk of the GMB : 2995 sqm
- N North Park area: 9149 sqm
- S South Park area: 5715 sqm
- E East Park area: 1774 sqm

Shadow area: 1099 sqm	37%
Shadow area: 0 sqm	0%
Shadow area: 0 sqm	0%
Shadow area: 0 sqm	0%

Sunlight on min. 50% → 1 hours 00 minutes
Sunlight on min. 70% → 0 hours 45 minutes
Sunlight on min. 70% → 1 hours 47 minutes
Sunlight on min. 70% → 2 hours 00 minutes

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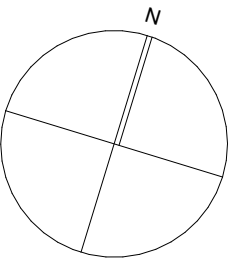
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SHADOW STUDY - MARCH 11:18

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A-4.5



21 March 2021 12:18 PM

- Golden Mile Boulevard
- New Building shadow
- Context shadow
- Parks and Open Space
- Neighboring site shadow

- North sidewalk of the GMB : 2995 sqm
- N North Park area: 9149 sqm
- S South Park area: 5715 sqm
- E East Park area: 1774 sqm

Shadow area: 1026 sqm	34%
Shadow area: 0 sqm	0%
Shadow area: 0 sqm	0%
Shadow area: 0 sqm	0%

Sunlight on min. 50% → **2 hours 00 minutes**

Sunlight on min. 70% → **1 hours 45 minutes**

Sunlight on min. 70% → **2 hours 47 minutes**

Sunlight on min. 70% → **3 hours 00 minutes**

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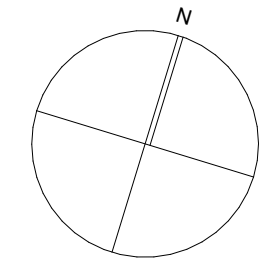
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